

Bald Head Association Board of Directors Meeting

Public Session Minutes

March 10, 2023

BHA Association – Generator Hall

Meeting held in person and electronically via Zoom Webinar.

Board members present: *Alan Briggs, Joe Brawner, Robert Drumheller (Zoom), Christine Osborne, Paul Carey (Zoom)*

Staff present: *Carrie Moffett, Mary Anne Arata, Pam Henson (Partial),*

Guests: *Bill Connelly (Partial)*

I. *Call to Order* - President Alan Briggs called the meeting to order at 11:15 am.

II. *Approval of Consent Agenda* – Members were provided with the Consent Agenda prior to the meeting.

Motion: Approve 2.1 of Consent Agenda Public Session agenda for 3-10-23

Made by: Paul Carey

Second: Joe Brawner

Action: Approved 5-0

Motion: Approve 2.2 of Consent Agenda Public Session Minutes from 1-27-23

Made by: Alan Briggs

Second: Joe Brawner

Action: Approved 4-0

III. Insurance Review – Bill Connelly

Bill Connelly from First Citizens Insurance Services shared specifics of BHA insurance policies for all Common Area property, BHA building and coverage for all BHA Board, staff and ARC committee members. BHA's flood insurance policy is with the Hartford Insurance Co of the Midwest and the wind and hail policy is with the NC Insurance Underwriting Association. All other policies are with Cincinnati Insurance Company. All policies are renewed annually in June. Carrie will work with Bill to ensure coverages are adequate in light of Brunswick County's recent revaluation.

IV. Board Priorities for 2023 – Alan Briggs

Alan Briggs reviewed the 2023 Priorities that were previously discussed at the BHA Board Retreat. The top priorities for the year are:

1. Communications with members and other island entities
2. Financial responsibility
3. Ad Hoc ARC Improvement Committee

The BHA Board will also be evaluating all BHA programs to see if they are still relevant to the members. It was suggested that Joe Brawner and Carrie Moffett assess a program every other month by reviewing data and report information to the Board.

There was a recommendation to add Jennifer Russel and Dale Giera to the committee.

V. Reports (2022 Priorities and Committees)

A. *Cooperation with Island entities – no report*

B. Architectural Review Committee

Motion: Approve Bob Nixon the ARC section B committee
Made by: Alan Briggs
Second: Robert Drumheller
Action: Approved 5-0

C. Violations and Community Wide Standards Committee -

Joe Brawner reported that the CWS committee will be reviewing BHA Common Area.

**Adjourned for lunch at 12:25 and will return to Executive session at 12:45
Reconvened for Public Session at 3:06**

D. Communications and Transparency –

Pam Henson shared a strategic plan to communicate with our members using video, social media platforms, print and the website. Staff recommended conducting a survey with members, advertisers and fellow Island organizations regarding preferences for communication prior to the Board making decisions about the *Island Report's* format and frequency. The Board agreed to the survey and requested a report at the April meeting.

E. Welcome and Integrate Our New Homeowners and Members- no report.

F. Education and Recreation Committee –

Christine Osborne reported that the ER Committee has many upcoming events.

G. Staff-

We welcome our new ARC Administrative Assistant, Chris Howard.

H. Financial Stability and Finance Committee –

No report.

I. Long Range Planning Committee –

The Davy group completed a wetland survey of Battery 4 and BHA building and gave it to John Farabow and Walter Cavedo.

J. Resource, Conservation and Beautification Committee –

There will be a litter sweep on April 22, 2023.

6. Docket A41 Sub 21 and Sub 22-

The hearings are on-going.

III. Executive Director's Report

Carrie Moffett discussed the following items.

1. Board Library – there will be future tutorial sessions for Board members on how to access the files within the Board Library.
2. The transfer of maintenance costs of Surfman John Price Alley from the alley owners to the Village will be discussed at the next Village Council meeting.
3. The contractors are still working on planting, parking and historical signage of the Overlook area.
4. Many organizations are working together to create a Pollinator Garden in the Harbour.
5. The Palmetto Cove Dock needs repairs because the dock is too far out into the creek because the creek is moving. Carrie will be requesting approval of costs for that project soon.
6. The Mulch Site Lease with the BHA and the Village of BHI will be reviewed at the April Council meeting.
7. BHI Club has submitted plans to the ARC for renovations at the Club.

IV. Member Comments – There were no comments from members.

VIII. Adjournment

Motion: Motion to adjourn at 3:45 pm
Made by: Joe Brawner
Second: Alan Briggs
Action: Approved 5-0